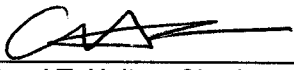


1 SECTION 3. That this Ordinance shall be in full force and effect from and after its
2 passage and approval by the Mayor.

3 
4 _____
5 Council Member

6 APPROVED AS TO FORM AND LEGALITY:

7 
8 _____
9 Carol T. Helton, City Attorney

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**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Ronald Falls
 Address 2901 Parnell Ave.
 City Fort Wayne State IN Zip 46805
 Telephone 260-609-8600 Fax _____ E-mail ronfalls@hotmail.com
cell

Property Ownership
 Property Owner Ronald Falls
 Address 2901 Parnell Ave.
 City Fort Wayne State IN Zip 46805
 Telephone 260-609-8600 Fax _____ E-mail ronfalls@hotmail.com
cell

Contact Person
 Contact Person SAME
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ Fax _____ E-mail _____

All staff correspondence will be sent only to the designated contact person.

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 761 KENNEDY / 2907 PARNELL AVE
 Present Zoning R1 Proposed Zoning C2 Acreage to be rezoned _____
 Proposed density N/A units per acre
 Township name * _____ Township section # 36
 Purpose of rezoning (attach additional page if necessary) _____

 Sewer provider FW Water provider FW

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.
 Applicable filing fee
 Applicable number of surveys showing area to be rezoned (plans must be folded)
 Legal Description of parcel to be rezoned
 Rezoning Questionnaire (original and 10 copies) County Rezoning Only

I/we understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

_____	_____	_____
(printed name of applicant)	(signature of applicant)	(date)
_____	_____	_____
(printed name of property owner)	(signature of property owner)	(date)
_____	_____	_____
(printed name of property owner)	(signature of property owner)	(date)
_____	_____	_____
(printed name of property owner)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>DD 04/17</u>	<u>125457</u>		

Rez-2017-0049

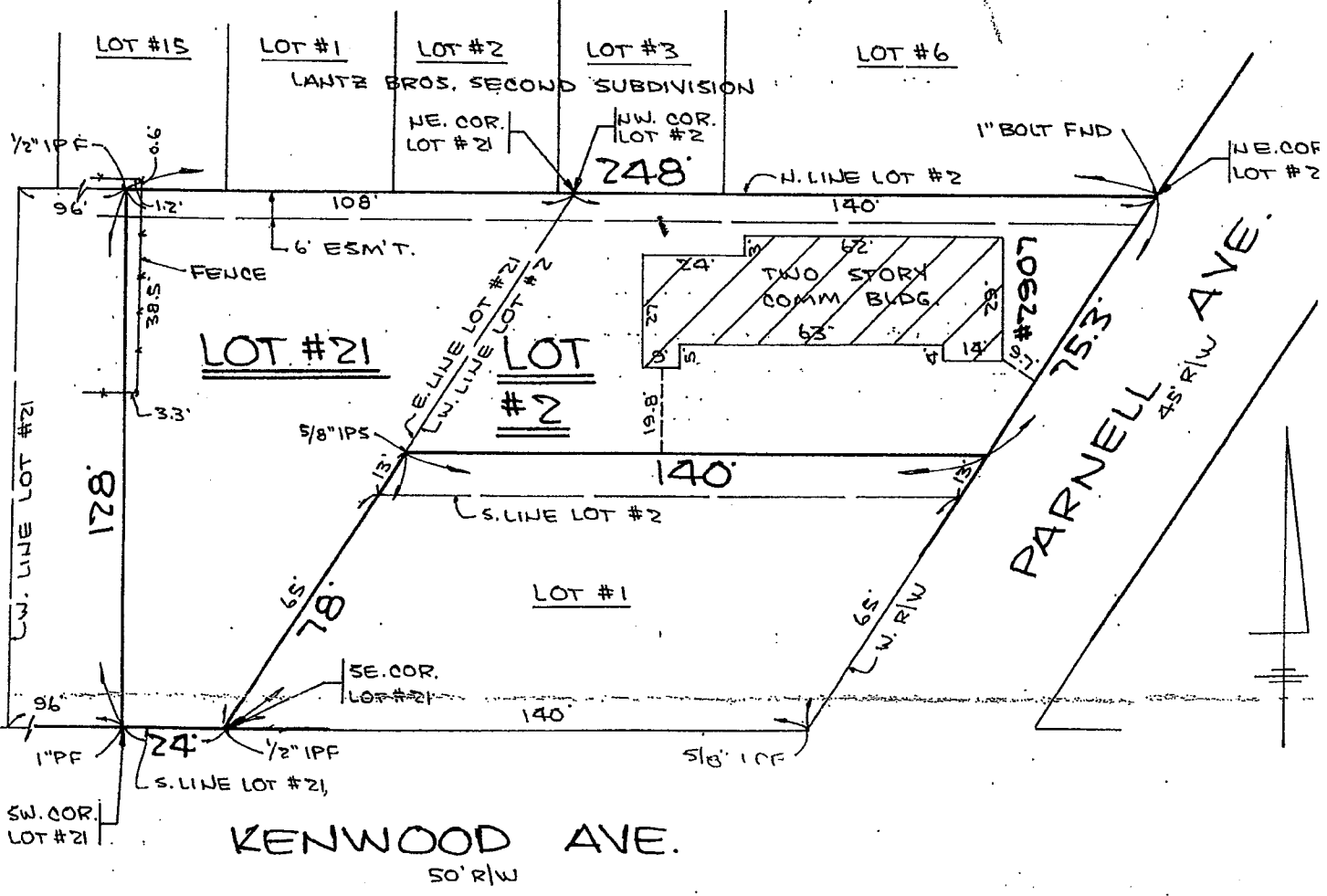
CERTIFICATE OF SURVEY

GREGORY L. ROBERTS PLS S0548 IN
KENNETH W. HARRIS PLS 9500021 IN

DONOVAN ENGINEERING, INC
2020 INWOOD DRIVE
EXECUTIVE PARK
FORT WAYNE, INDIANA 46815

JOHN R. DONOVAN PE 9173 PLS 9921 IN
FRANCIS X. MUELLER PLS S0193 IN

The undersigned has made a re-survey of the real estate located in ALLEN County, Indiana, as shown and described below. The description of the real estate is as follows: **SEE ATTACHED SHEET!**



NOTE: According to the Flood Insurance Rate Map (FIRM) numbered 18003C0260 E, dated Feb. 16, 1995, the herein described real estate is located in Zone "X" and is not within the 100 year flood hazard area. The accuracy of this flood hazard statement is subject to map scale uncertainty.

701 Kenwood Ave.
2907 Parnell Ave.

CERTIFICATE OF SURVEY

GREGORY L. ROBERTS PLS S0548 IN
KENNETH W. HARRIS PLS 9500021 IN

DONOVAN ENGINEERING INC
2020 INWOOD DRIVE
EXECUTIVE PARK
FORT WAYNE, INDIANA 46815

JOHN R. DONOVAN PE 9173 PLS 9921 IN
FRANCIS X. MUELLER PLS S0193 IN

The undersigned has made a re-survey of the real estate located in ALLEN County, Indiana, as shown and described below. The description of the real estate is as follows:

Commencing at the Northeast corner of Lot Numbered 2 in Weil's Subdivision of Lot Numbered 22 in Parnell Place Addition to the City of Fort Wayne in Allen County, Indiana; thence Southwesterly on the West line of Parnell Avenue 75.3 feet; thence West and parallel to the South line of said Lot 2, 140 feet to the West line of said Lot; thence Northeasterly on the West line of said Lot 75.3 feet to the Northwest corner thereof; thence East on the North line of said Lot, 140 feet to the point of beginning.

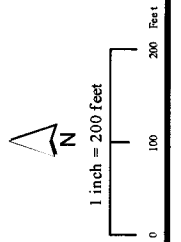
AND ALSO: Part of Lot 21 in Parnell Place Addition to the City of Fort Wayne, in Allen County, Indiana, described as follows, to wit:

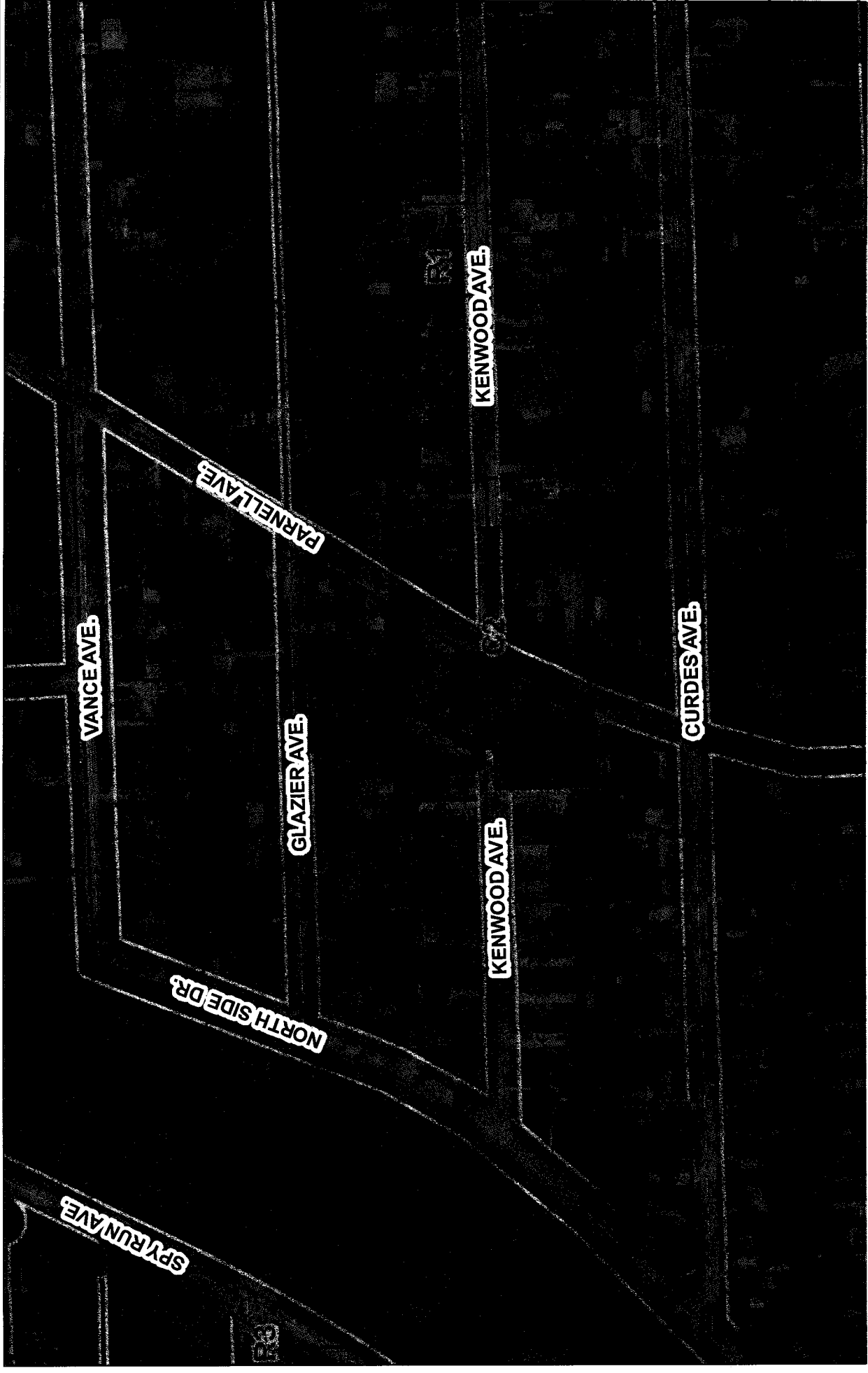
Beginning at a point on the South line of said Lot 21, 96 feet East of the Southwest corner thereof; thence North on the line parallel with the West line of said Lot to the North line thereof; thence East on said North line to the Northeast corner thereof; thence in a Southwest direction along the East line of said Lot to the Southeast corner thereof; thence West on said South line of said Lot, 24 feet to the place of beginning.



Although street accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/17/2017

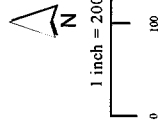
Areas depicted with bold lines are for representational purposes only.





Areas depicted with bold lines are for representational purposes only.

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
©2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/17/2017



City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0049
Bill Number: Z-17-11-15
Council District: 2-Russ Jehl

Introduction Date: November 28, 2017

Plan Commission
Public Hearing Date: December 11, 2017 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 0.20 acres of property from R1-Single Family Residential to C2-Limited Commercial

Location: 701 Kenwood/2907 Parnell

Reason for Request: To bring the entire property (0.6 acres) into the appropriate district for the existing commercial use.

Applicant: Ronald Falls

Property Owners: Ronald Falls

Related Petitions: none

Effect of Passage: Property will be rezoned to the C2-Limited Commercial district which will allow the existing commercial uses and a variety of limited commercial and offices uses on the property.

Effect of Non-Passage: The site will remain zoned residential and no commercial uses may be expanded to this portion of the property.

BILL NO. Z-17-11-15

REPORT OF COMMITTEE ON REGULATIONS

January 9, 2018

Thomas Didier Chair

Paul Ensley Co-Chair

All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. N-18 (Sec. 36 of Washington Township)

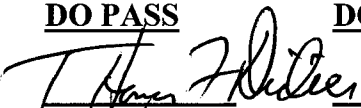






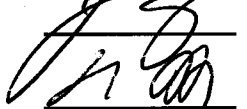
COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

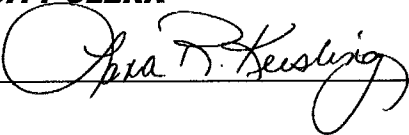
DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: December 11, 2017


Read the first time in full and on motion by Councilman Barranda.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilman Didier, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: January 9, 2018




 LANA R. KEESLING, CITY CLERK


Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-17-11-15 on the 9th day of January, 2018

ATTEST:



 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

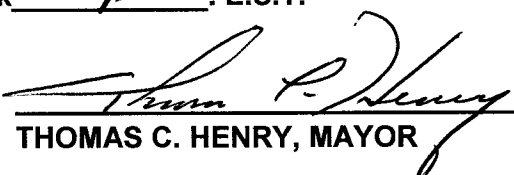
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th of January 2018, at the hour of 8:55 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 10TH day of JANUARY

2017, at the hour of 1:00 O'clock PM E.S.T.



 THOMAS C. HENRY, MAYOR